

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MEETING MINUTES  
OCTOBER 9, 2006**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Kathy Evans-Calderwood (6:13)	Valentina Hernandez (6:42)	Joe Sciarretta
Kevin Hauck	Alfred Ilginis	Jim Varnadore
Elizabeth Tate	Fred Lindahl	
Michael Sprague	Juan Pablo Sanchez	

The following members were absent: Paulina Gillette, Amy Gonyeau, Kelly Kreuzinger, David Taylor and David Nelson

Also Present: Bob Kennedy (Redevelopment), Pam Ison (CD3) and Sam Johnson (Redevelopment).

**I. Call to Order:** The meeting was called to order at 6:10 p.m. Roll call was conducted. A quorum was established.

**II. Agenda:**  
M/S/U (11-0-0, Cybulskis/Tate) Motion to approve the agenda.

**III. Minutes:**  
M/S/P (9-0-2, Varnadore/Sprague) Motion to approve September 11, 2006 minutes with the correction to the following: David Taylor was present, III Minutes motioned by Varnadore and seconded by Taylor, and IV PAC Member Comment by Sprague to add: Two items on the previous agenda were postponed due to lack of information.

**IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

Matthew Hervey from Price Charities announced that San Diego Revitalization Corporation will now just be called Price Charities. He mentioned the condominiumization of Metro and stated a letter will come to the PAC regarding new ownership. For further information call 619-795-2004.

**PAC Member Comment**

Juan Pablo Sanchez – Explained that he was unable to attend the last PAC meeting due to injuring his foot.

Michael Sprague – Announced the Facelift Event on 42<sup>nd</sup> and Thorn to be held on October 14, 2006 at 8am. At this point, fencing has been put in place and most of the debris has been cleared.

6:13 p.m. Kathy Evans-Calderwood arrived.

Karen Bucey – Mentioned the Facelift project is the first one to use the last allocation of City Heights funds approved by the PAC approximately six months ago.

Kathy Evans-Calderwood – Announced a new ordinance prohibiting the trashing of free literature including newsletters. Announced a series of hearings with AT&T regarding the lack of public utilities for the disabled particularly the hearing impaired. October 18-20<sup>th</sup> there will be an international conference on gender making policy. Contact 619-260-7509 for further information.

Valentina Hernandez – Commented on attending the Pre-Facelift. Announced a chocolate drive at Hamilton Elementary school to raise funds for T-shirts for the children to wear to demonstrate pride in their school. Anyone interested should contact her.

Richard DeHoyos – Requested an update on University and Fairmount Ave. road repairs.

Elizabeth Tate – Announced she will be at the Facelift event and encouraged others to join her.

Kevin Hauck – Mentioned the issue of billboard advertising of alcohol and noted a violation on Fairmount Ave.

Jim Varnadore – Mentioned an increase in the number of commercial signs being placed in the public areas.

### **Staff Announcements**

Pam Ison (CD3) – Announced the Street Resurfacing projects to occur primarily in the North West portion of City Heights.

Sam Johnson (Redevelopment Agency) – Asked if everyone had received the public notice. Stated the Spanish version was incorrect and will be resent.

Bob Kennedy (Redevelopment Agency) – Asked Sprague for clarification on the agenda items he felt had a lack of sufficient information

## **V. Old Business – PAC Action**

**A. City Heights Paseo - Action** – Bob Kennedy passed out a bullet point summary of the Exclusive Negotiating Agreement (ENA) terms by City Heights Paseo, L.L.C. to develop a mixed-use development with office condominiums, residential condominiums and retail development, to include the 4102-4122 University Avenue (“Sally Wong” parcels). He reviewed the terms and announced that Sally Wong will not enter into an Owner Participation Agreement but rather the Redevelopment Agency has recommended the purchase of this property.

M/S/P (11/0/2, DeHoyos/Varnadore) Motion to approve the Exclusive Negotiating Agreement (ENA) with the City Heights Paseo, L.L.C.

- B. City Heights Redevelopment Agency Purchase of 4102-4122 University Avenue** (“Sally Wong” building) – Bob Kennedy announced that originally the Sally Wong owners wanted to remodel but after a structural inspection it was determined inhabitable. Therefore the owners are willing to sell the property for \$2,150,000 which is reasonable given the two appraisals that have been done. Funds may be available through the letter of credit being sought or through a Price Charities loan to the Agency. Agency acquisition of the property would require the relocation of tenants.  
M/S/P (12/0/1, Sprague/Varnadore) Motion to recommend the purchase of 4102-4122 University Avenue (“Sally Wong” building).

**VI. New Business:**

- A. Rosa Parks Turfing - Action-** Stacey Lamenco from the San Diego Park & Recreation Department and Matthew Hervey from Price Charities handed out a proposal and general development plan regarding the potential Rosa Parks Turfing project. The turf will be placed on at least half the field and has a guaranteed life span of 12 years. Signs will be posted prohibiting food, gum and umbrellas on the field to avoid any damage to the turf. M/S/P (10/3/0 Tate/Sanchez) Motion to recommend the expenditure of \$400,000 in tax increment funding to turf the joint-use fields at the Urban Village Recreation Center/Rosa Parks Elementary School. (Note: City Heights Recreation Council voted 3-2-2 in favor of the turf).  
Sprague asked for a friendly amendment to look into providing trees or canopies near the turf to reduce the amount of radiant heat. The amendment was accepted.
- B. Model School Area - Information and discussion** – Jay Powell from the City Heights Community Development Corporation (CHCDC) gave a presentation regarding the request for an ENA to develop the "Model School" site (Myrtle on the north, Fairmount on the east and 43rd St. on the west and south) in accordance with the Model School JPA’s master plan. Astrid Cybulskis and Michael Sprague recused themselves. No motion or action was taken.

**VII. Chair and Subcommittee Reports**

- A. Chair’s Report** – No Report  
**B. Housing Subcommittee** – No Report  
**C. Budget Subcommittee** – No Report  
**D. Election Subcommittee** – No Report

**VIII. Next Meeting Agenda**

2006 PAC Election, issue of seating new members, Candidate Forum and ENA for Boulevard Market Place Phase 1.

**IX. Adjournment**

The meeting adjourned at 8:16 p.m.